

## **FREQUENTLY ASKED QUESTIONS REGARDING ASHLEY LAND DEVELOPMENT REZONING FROM NR (NATURAL RESOURCES) TO I (INDUSTRIAL)**

**Dated: 3/25/19**

- Public Notification signs to rezone from NR (Natural Resources) to I (industrial) went up late Wed. March 20<sup>th</sup>. The signs did not go up in time for the April 8, 2019 Planning Commission meeting so the applicant is tentatively scheduled to be on the May 13, 2019 Planning Commission meeting (Applicant has been advised that they must move the signs from the fence to the 2 road frontages on Labadie and Stobart).
- The applicant is requesting that the most northwesterly 32 acres of the 125-acre gravel pit to be rezoned to Industrial and the balance of the site will continue to be a gravel pit. The gravel pit has a current 2-year permit for extraction and limited fill which was approved at the September 18, 2017 regular Township Board meeting and expires September 30, 2019.
- There are 2 other active gravel pits in the area: Natural Aggregates which is adjacent to the west and further west is American Aggregates. Natural Aggregates has a current 2-year extraction and limited fill permits which expire September 30, 2019 and American Aggregates has a current extraction permit which expires September 30, 2019.
- The application submitted to date, by Mr. Lew Hayes of Ashley Land Development, is a 1-page application and a survey (see attached). However, the applicant can submit more detailed information for our review. Details of the crushing of concrete would be part of the next step (i.e. if they receive the rezoning would be part of the special land use permit (SLUP) process which would require detailed information on noise, dust, number of trucks, hours, etc.). However, as part of the rezoning process they will be asked to answer those questions as part of the May 13<sup>th</sup> proceedings.
- The rezoning was initiated by the applicant, by Mr. Lew Hayes of Ashley Land Development, and is a 4-month process starting with the Brighton Planning Commission public hearing on May 13, 2019 and then would go to the Livingston County Planning Commission in June for a public hearing and continue onto a first reading by the Brighton Township Board in July and a second reading/public hearing in August if it goes that far (and continues through the process in a timely manner).
- If they receive the rezoning to Industrial, then they would go before the Planning Commission for a special land use permit (SLUP) where the details of the crushing operation would be reviewed.
- For the rezoning and special land use permit processes, any property within 300 ft. will be sent a letter 15 days ahead of the meeting. The notice will also be placed on our website and in the paper 15 days ahead of the meeting. Any additional information that comes in will be part of the Planning Commission packet which will be on the website on Fri. May 10<sup>th</sup> before the tentative May 13<sup>th</sup> meeting.
- Please check back on the website for updates or sign up for notifications with the "Notify Me" button on our home page of our website.

**REZONING APPLICATION  
FOR THE CHARTER TOWNSHIP OF BRIGHTON**

DATE 2/25/19

REZONING # \_\_\_\_\_

MEETING DATE \_\_\_\_\_

NAME OF APPLICANT Ashley Land Development Co., Inc.

ADDRESS 3333 Muir Rd Milford MI 48380  
STREET CITY STATE ZIP CODE

PHONE # (248) 684-1260 (248) 684-4498  
WORK HOME FAX

EMAIL LHayes 1015@aol.com

PROPERTY TAX ID # 4712-24-200-001

TOTAL ACREAGE 124.90 SUBDIVISION \_\_\_\_\_

OWNER OF PROPERTY Ashley Land Development Co., Inc.

ADDRESS 3333 Muir Rd Milford MI 48380  
STREET CITY STATE ZIP CODE

PHONE # (248) 684-1260 (248) 684-4498  
WORK HOME FAX

REQUEST TO REZONE FROM NR Article 8 to Industrial, Article 7

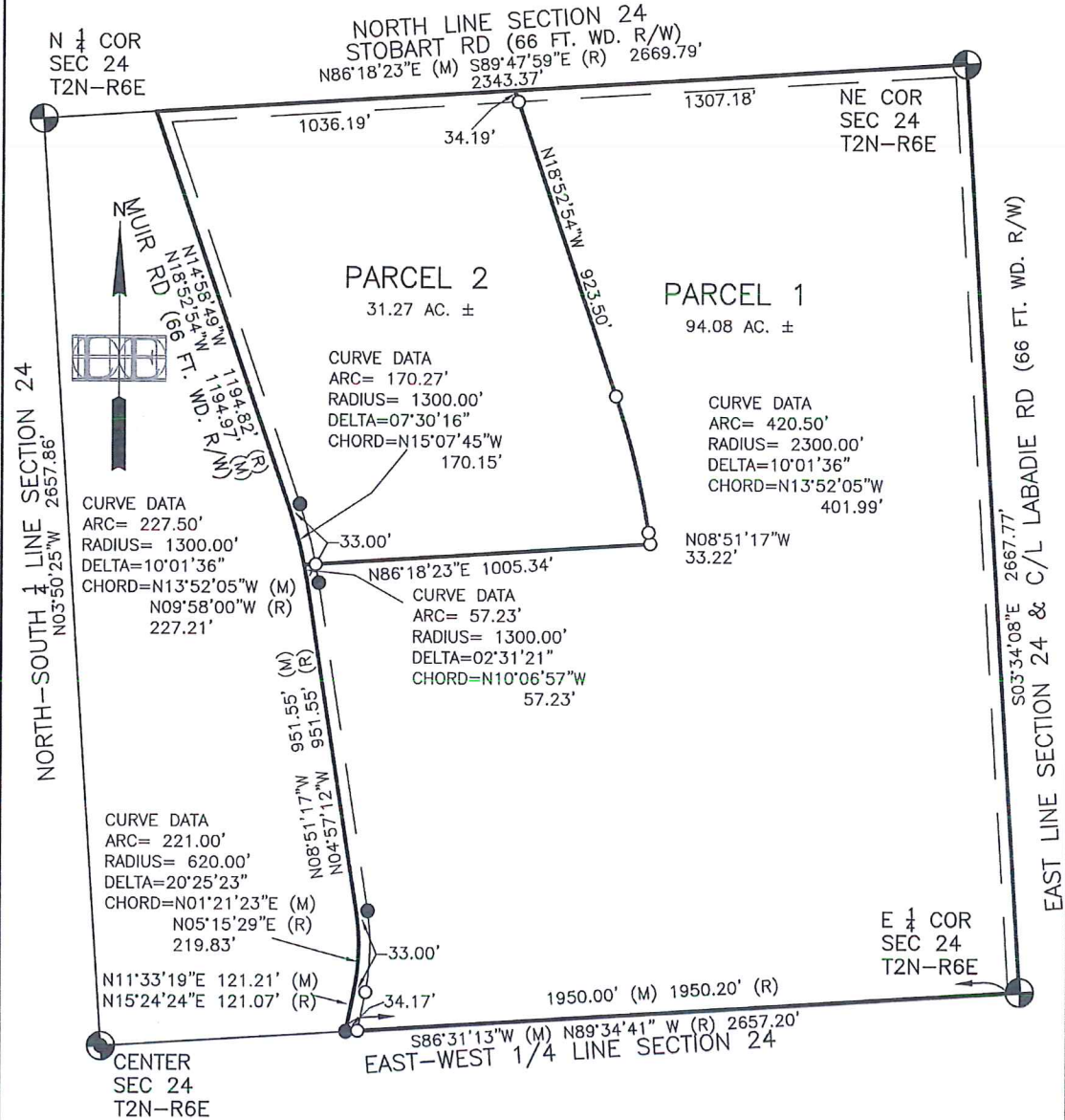
PROPOSED USE OF THE PROPERTY TO BE REZONED See attachment A

ATTACHED:      Legal description  
                    Proof of ownership  
                    Supporting data – market studies, TIS, plans, etc.

RECEIPT # \_\_\_\_\_ SIGNATURE Alan Hayes

**PLEASE NOTE THAT ALL APPLICATIONS ARE NONREFUNDABLE**

# PROPOSED LAND DIVISIONS



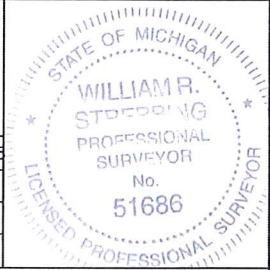
**LEGEND**

- SECTION CORNER
- SET IRON ROD
- FOUND MONUMENT
- x-x-x FENCE
- FOUND IRON ROD/PIPE
- SOIL BORING

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 AND THAT SAID SURVEY FULLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT 132-10.



**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S., BRIGHTON, MI 48114  
INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699



CLIENT ASHLEY LAND	0' 400' 800'	DATE 12-10-2018
DESCRIPTION NE 1/4 SEC 24 T2N-R6E, BRIGHTON TOWNSHIP LIVINGSTON COUNTY, MICHIGAN		REV.
	SCALE 1"=400'	JOB No. 18233
	SHEET No.2 of 4	DRAWN WRS
		CREW ME/MMB/MG
		CHECK